001.0	0002	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,800 /	628,800
					USE VALUE:	628,800 /	628,800
					ASSESSED:	628,800 /	628,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-86	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGARIS PETER J--ETAL
Owner 2:	ARONIS EUGENIA
Owner 3:	
Street 1:	80 RICHMOND RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,014 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 1756 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2014.000	193,300		435,500	628,800
Total Card	0.046	193,300		435,500	628,800
Total Parcel	0.046	193,300		435,500	628,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.09 | /Parcel: 358.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	395
GIS Ref	
GIS Ref	
Insp Date	05/13/09

!38!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	193,400	0	2,014.	428,000	621,400	621,400	Year End Roll	12/18/2019
2019	325	FV	184,300	0	2,014.	402,800	587,100	587,100	Year End Roll	1/3/2019
2018	325	FV	184,300	0	2,014.	352,500	536,800	536,800	Year End Roll	12/20/2017
2017	325	FV	184,300	0	2,014.	276,900	461,200	461,200	Year End Roll	1/3/2017
2016	325	FV	184,300	0	2,014.	276,900	461,200	461,200	Year End	1/4/2016
2015	325	FV	166,100	0	2,014.	151,100	317,200	317,200	Year End Roll	12/11/2014
2014	325	FV	166,100	0	2,014.	151,100	317,200	317,200	Year End Roll	12/16/2013
2013	325	FV	166,100	0	2,014.	151,100	317,200	317,200		12/13/2012

PRINT

Date	Time
12/10/20	15:55:53

LAST REV

Date	Time
10/09/19	15:58:14
apro	
38	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14412-567		9/1/1981		1	No	No		Y

USER DEFINED

Prior Id # 1:	395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/1997	127	Manual	700					INSTALL AWNING
3/17/1994	62	Manual	1,500					SIGN
2/4/1994	25		1,800					REMODEL FOR PIZZA

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2009	Measured	372	PATRIOT
3/12/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2014		Sq. Ft.	Site		0	43.25	5.00	CG									435,528						435,500	

Total AC/HA:	0.04624	Total SF/SM:	2014	Parcel LUC:	325	Store	Prime NB Desc:	COMM GD	Total:	435,528	Spl Credit		Total:	435,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	6 - Ceramic Tile	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.98014778
Adj $ / SQ:	122.518
Other Features:	15865
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297447
Depreciation:	104107
Depreciated Total:	193341

COMMENTS

1930 /, ARLINGTON BAIT & TACKLE, MARIAS PIZZERIA, GLOBAL REALTY.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths:			HB 3	

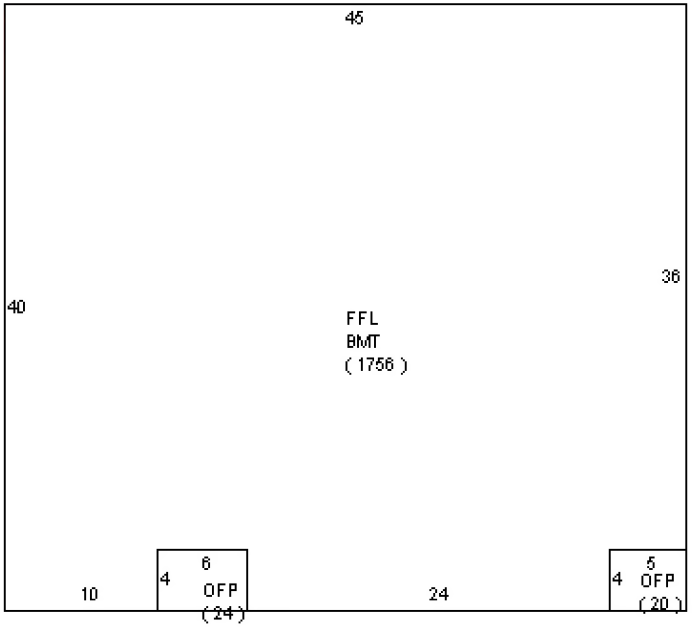
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,756	36.760	64,543
FFL	First Floor	1,756	122.520	215,142
OFP	Open Porch	44	43.130	1,898
	Net Sketched Area:	3,556	Total:	281,583
Size Ad	1756	Gross Are	3556	FinArea 1756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	33	A	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	122.52
Special Features:	0	Val/Su Net:	54.36
Final Total:	193300	Val/Su SzAd	110.08

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

001.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: